

Applicant Name	Dennis Jacobs, Momentum Planning & Communications
Panel meeting date	October 8, 2021 - Formal Review
Project address	275 King Edward
Date of panel pre-consult [if applicable]	March 6 & December 4, 2020

Project Data

Application Type [e.g. Site Plan, Re-zoning]	Minor rezoning and site plan approval
Proposed use [e.g. Office, Residential]	hotel

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]

Official Plan – Sections: 2.5.1 Designing Ottawa, 3.6.1 General Urban Area, 3.6.3 Mainstreets, 4.11 Urban Design and Compatibility; Schedules: B – Urban Policy Plan, D – Rapid Transit Network, F – Central Area/Inner City Road Network, I – Multi-use Pathways & Scenic Entry Routes – Urban; Annexes: 3 - Design Framework, 9 – Central Area Gateways, Nodes & Distinctive Streets, 12 – Viewshed Area of Parliament Buildings from Beechwood Cemetery

Urban Design Guidelines: Development Along Traditional Mainstreets

UDRP Comments from File D07-12-16-0045 (previous owner) – meeting date May 2, 2013

UDRP Comments from March 6th & December 4th pre-consults

Brief description of adjacent uses

WEST (across King Edward Avenue) - Mix of residential, institutional and commercial uses including the Shepherds of Good Hope and a 3.5 storey residential use building constructed in early 2000s at 260 King Edward Avenue

NORTH (across Murray Street) - A new 9 storey Holiday Inn Express fronting on King Edward recently opened.

EAST - Primarily low-rise residential use buildings. A 2.5 storey residential building on Clarence Street with a 2 storey outbuilding on the lot line and a 2 storey residential building on Murray Street are immediately east and adjacent to the site.

SOUTH - Primarily 2 & 3 storey residential buildings, several non-residential uses including Champagne Recreation Centre and La Nouvelle Scene Performing Arts Centre. Rideau Street is approximately 350 metres south of the site and features a range of commercial services and residential uses including two large newly renovated student housing complexes.

Existing zoning [with brief explanation]

Southerly portion is Traditional Mainstreet (TM) and northerly portion is Traditional Mainstreet Subzone 12 (TM12)

The purpose of the TM – Traditional Mainstreet Zone is to:

1. accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan;
2. foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
3. recognize the function of Business Improvement Areas as primary business or shopping areas; and
4. impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

Proposed hotel is a permitted land use on the site.

Zoning / Site Plan Details [complete relevant sections]

Permitted height and/or permitted density		Proposed height and/or proposed density	
21 metres - 6 storeys		25 metres - 8 storeys	
Permitted Setbacks	Front yard <input type="text" value="0 m"/>	Proposed Setbacks	Front yard <input type="text" value="0 m"/>
	Side yard <input type="text" value="3 m"/>		Side yard <input type="text" value="varies"/>
	Rear yard <input type="text" value="7.5 m"/>		Rear yard <input type="text" value="varies"/>
Permitted parking [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]		Proposed parking [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]	
<input type="text" value="see below"/>		<input type="text" value="87 provided with 6 for ground floor commercial"/>	

If certain zoning provisions cannot be met, please explain why

Increase in height to allow 8 storeys and a site specific set of performance standards to reflect proposed building design. Site is complicated by its configuration and yard definitions relating to corner side yards and step-backs.

Parking Required: Hotel - 1 space/2 guest units for <40 units + 1 space/12 units for >40 = 20+7 = 27 spaces;
Restaurant: 0 spaces (Section 101(3)(b)) - Required total = 27